svoboda&williams | CHRISTIE'S INTERNATIONAL REAL ESTATE

# Apartment Two-bedroom (3+kk)

**Sold**

123 m², Prague 2, Vinohrady, Římská

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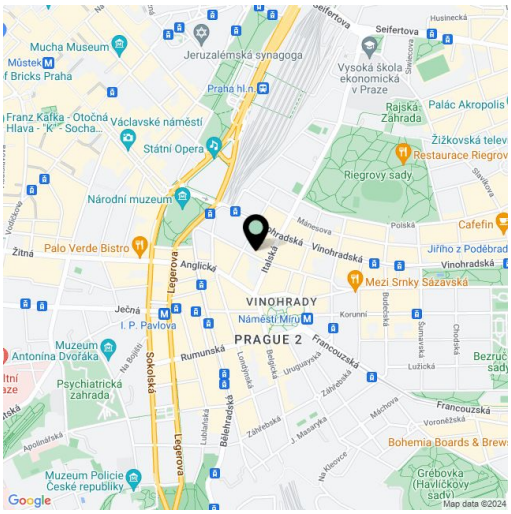
| | |
|---|---|
| **Total area** | 130 m² |
| **Floor area*** | 123 m² |
| **Loggia** | 7 m² |
| **Parking** | - |
| **Cellar** | Yes |
| **PENB** | G |
| **Reference number** | 105933 |




* Size of the unit according to the Housing Act. The area consists of the sum total of the internal area of every room.

**An apartment of more than one hundred meters with a loggia towards a quiet green courtyard is offered on the 1st floor of a boutique residence, which allows living in Art Nouveau settings at a great address in the wider center of the metropolis in Vinohrady.**

The area of the apartment is purposefully divided into social and private zones. The social part is represented by a generously designed living room with preparation for the kitchen, with windows facing the street. The private zone consists of the master bedroom with **en-suite bathroom**, **wak-in wardrobe** and access to the **south-facing loggia** and the second bedroom. From the central entrance hall there is access to all the rooms, to the bathroom and to the separate toilet.

**Casement windows**, replicas of the original **cassette doors** or **decorative stucco** refer to the history of the building, modern elements include **Frevini parquet floors** in a chevron pattern, large-format tiles and floor tiles by the Italian Fondovalle brand or **Treemme** designer bathroom faucets in a **bronze shade**. The **air conditioning** will ensure an optimal temperature even on hot days, and the home's gas boiler will take care of the heating. The apartment comes with a **cellar**. The house has representative common areas and a **modern elevator**, there are only 2 apartment units on the floor.

Cafes, restaurants, shops, private kindergartens, elementary, secondary and **high schools, the Na Vinohrady Theater** or the **U Hasičů Theater** operate in the immediate vicinity. Excellent transport accessibility is provided by the metro line A, the station is only a few minutes' walk from the house, and tram stops are just as close. The nearby **Riegrovy Sady** or the nearby **Havlíčkovy Sady parks** offer the possibility of escaping from the hustle and bustle of the city.

Floor area 122.8 m², loggia 7.1 m².

For more information, please visit the project website www.rimska34.cz.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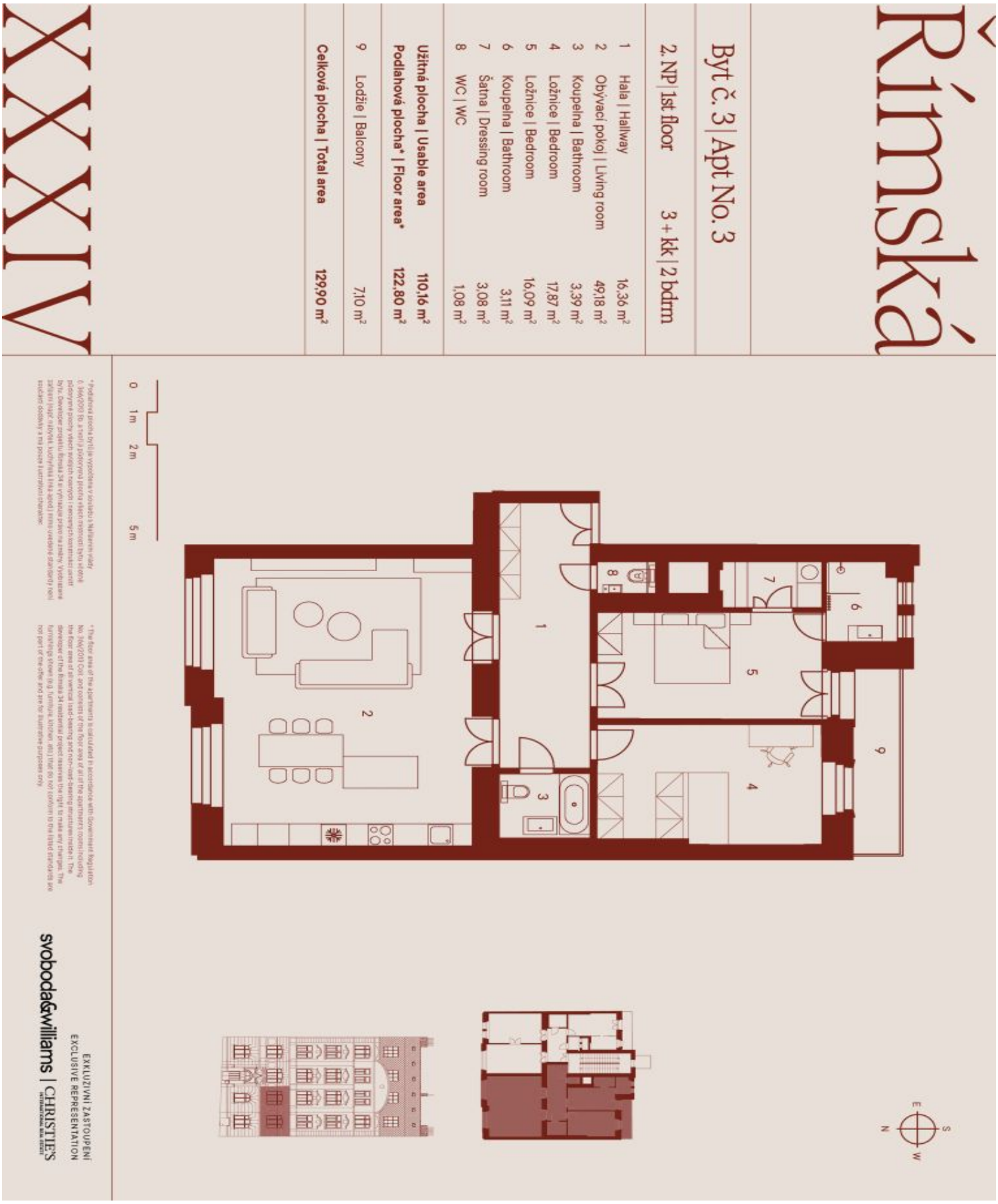


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